



CITY OF ALBANY
DEPARTMENT OF PLANNING & DEVELOPMENT

KATHY M. SHEEHAN
Mayor

CHRISTOPHER P. SPENCER
Director of Planning

FAYE C. ANDREWS
ACDA Director

BOARD OF ZONING APPEALS

Wednesday, January 13, 2016
ACTIONS TAKEN

Members Present: Apostol; Berkley; Daley; Peoples

200 HENRY JOHNSON BLVD
ALBANY, NEW YORK 12210

PLANNING DEPARTMENT
518-465-6066
(Fax) 518-434-5294
albany2030@albanyny.gov

**ALBANY COMMUNITY
DEVELOPMENT AGENCY**
518-434-5265
(Fax) 518-434-5242
acda@albanyny.gov

BOARD OF ZONING APPEALS
518-445-0754
zoning@albanyny.gov

PLANNING BOARD
518-445-0754
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HISTORIC RESOURCES COMMISSION
518-434-5271
rnicholson@albanyny.gov



518-434-5250
(Fax) 518-434-5294
sustainability@albanyny.gov
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Cases # 11-15, 4282

Property Address:	276 Second Ave.
Applicant:	Thualsekar Abbas
Representing Agent:	Laura K. Bomyea, Young/Sommer, LLC
Zoning District:	R-2A (One- and Two-Family Residential)

Request:	Use Variance (§375-64A) to allow a take-out restaurant to occupy the +/- 1,350 ground level of the structure at the premises.
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Denied
Vote: 3-1; Opposed: Daley

Cases # 12-15, 4288

Property Address:	749 Myrtle Ave.
Applicant:	Jessica Palden
Representing Agent:	N/A
Zoning District:	R-2A (One- and Two-Family Residential)

Request:	Area Variances (§375-64) to allow for construction of a +/- 25 square foot accessory structure in the rear yard to be located zero (0) feet from side and rear property lines and to increase the nonconforming lot coverage to +/- 39%.
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Approved w/Conditions
Vote: 4-0

CONDITIONS

- The variance will be granted for a period of ten (10) years, at which time it shall expire.
- The property boundary encroachment onto 747 Myrtle Avenue shall be remediated and evidence of such remediation presented before the variance shall take effect.



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Case # 12-15, 4286

Property Address:	317 Sheridan Ave.
Applicant:	Interfaith Partnership for the Homeless
Representing Agent:	Jack Alvarez, Landmark Consulting, LLC
Zoning District:	R-2A (One- and Two-Family Residential)
Request:	Special Use Permit (§375-64C) to allow a charitable use – a health and wellness center and administrative offices – to occupy a total of +/- 1,500 square feet on the first floor of the structure at the premises.

Approved

Vote: 4-0
